

FOR SALE

# INCOME PRODUCING PROPERTY

6706 24TH ST W & 6711 REGENTS BLVD  
TACOMA, WA



KIDDER.COM

**km** Kidder  
Mathews





*2 Fully Leased Office Buildings*

- Prime intersection, with signal
- Abundant parking
- Excellent frontage
- Multiple curb cuts
- Well maintained property

PROPERTY CHARACTERISTICS

	Bldg 6706	Bldg 6711
LAND SIZE	15,716 SF	17,071 SF
BUILDING SIZE	3,364 SF	2,880 SF
CONDITION	Very good	

*\$1.995M*  
SALE PRICE





# VALUATION SUMMARY

## ACTUAL RENTAL INCOME (BUILDING 6706 & 6711 COMBINED)

Tenant	Suite	Annual Rent	Monthly Rent	Lease Expiration
6711-B	BMBH	\$17,736.00	\$1,478.00	5/31/2031
6711 - A	BCR	\$33,000.00	\$2,750.00	10/31/2026
6706 - B	Grimmett	\$33,078.96	\$2,756.58	5/31/2028
6706 - A	Beauty Bar	\$30,000.00	\$2,500.00	3/31/2027
<b>Total Rent</b>		<b>\$113,814.96</b>	<b>\$9,484.58</b>	

## Vacancy & Credit Loss Rate

Less Vacancy	5%	\$5,690.75
Less Reserves	2%	\$2,276.30
Less Management	0%	\$0.00
<b>Total</b>		<b>\$7,967.05</b>
<b>Effective Gross Income</b>		<b>\$105,847.91</b>

## NET OPERATING INCOME

Approximate Net Operating Income \$105,847.91

Cap Rate: 5.25%	Est. Value: \$2,016,150.72	Per SF Value: \$322.89 PSF
Cap Rate: 5.50%	Est. Value: \$1,924,507.51	Per SF Value: \$308.22 PSF
Cap Rate: 5.75%	Est. Value: \$1,840,833.27	Per SF Value: \$294.82 PSF



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	13,044	49,111	94,942
2020 CENSUS	14,431	54,169	106,130
2025 ESTIMATED	14,770	55,297	105,926
2030 PROJECTED	15,397	55,861	106,213

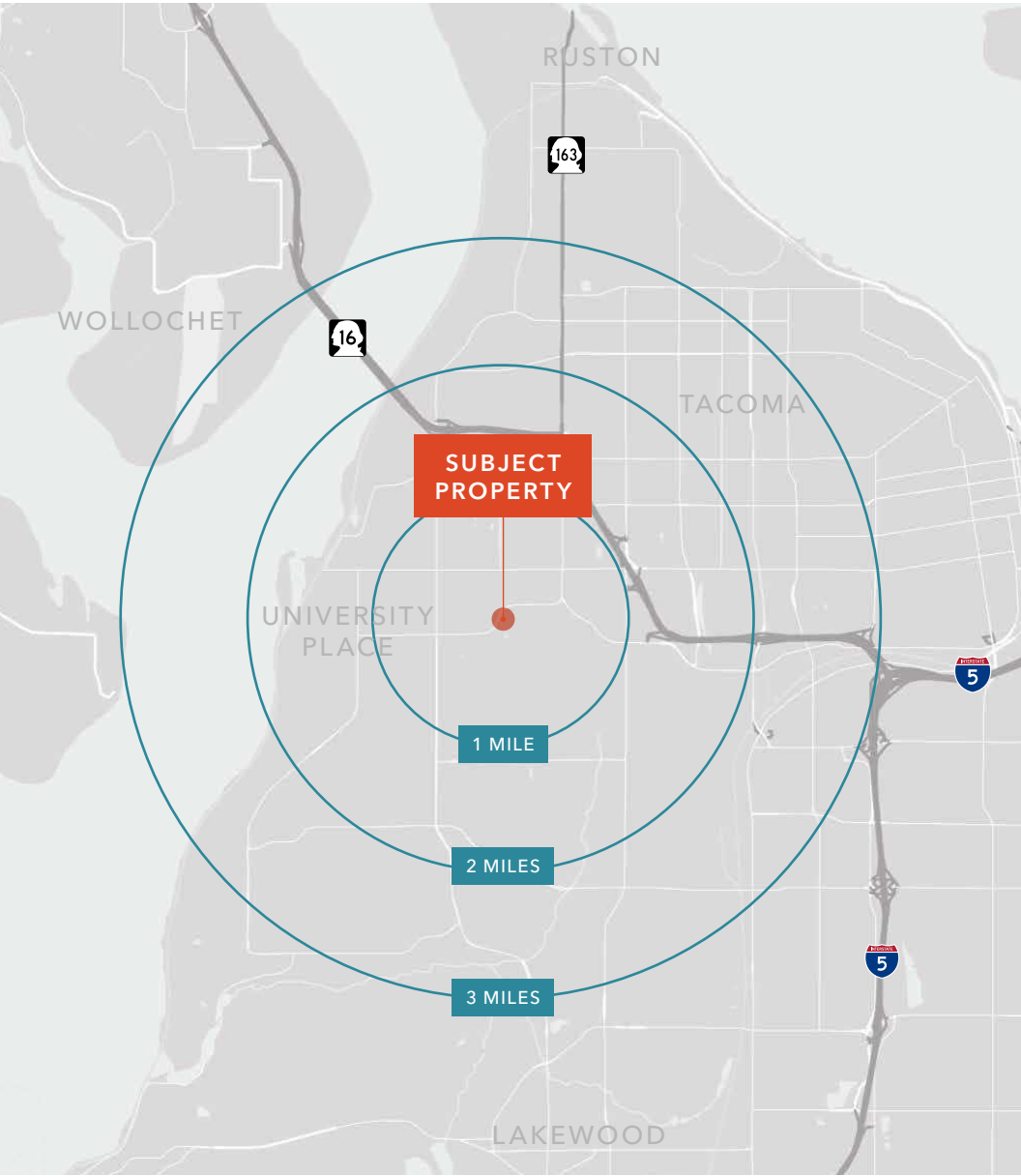
## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	38.4	39.2	38.2
% FEMALE	51.6%%	51.7%%	50.7%%
% MALE	48.4%%	48.3%%	49.3%%

## HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$83,771	\$92,236	\$92,921
2030 MEDIAN PROJECTED	\$83,326	\$91,826	\$92,477
2025 AVERAGE	\$118,054	\$129,376	\$126,251
2030 AVERAGE PROJECTED	\$116,586	\$127,765	\$124,792

Data Source: ©2025, Sites USA





6706 24TH ST W & 6711 REGENTS BLVD







## 6706 24TH ST W & 6711 REGENTS BLVD

*For more information on  
this property, please contact*

**JEROME O'LEARY**

D: 253.779.9292

C: 253.732.2600

[jerome.oleary@kidder.com](mailto:jerome.oleary@kidder.com)

[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

